

00553454/ rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY, ITS  
SUCCESSORS IN INTEREST AND/OR ASSIGNS

vs.

UNKNOWN HEIRS AND DEVISEES OF  
MILDRED E. MARSHALL; ESTATE OF  
MILDRED E. MARSHALL; MICHAEL  
MARSHALL; MARGO MARSHALL; MADLYN  
MARSHALL; JAMES MARSHALL; UNITED  
STATES OF AMERICA; STATE OF  
WASHINGTON; OCCUPANTS OF THE  
PREMISES

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY

CAUSE # 14-2-07609-6 KNT

JUDGMENT RENDERED ON 7/6/2015  
ORDER OF SALE ISSUED: 10/13/2016  
DATE OF LEVY: 10/24/2016

TO: UNKNOWN HEIRS AND DEVISEES OF MILDRED E. MARSHALL; ESTATE OF MILDRED E. MARSHALL; MICHAEL MARSHALL; MADLYN MARSHALL; UNITED STATES OF AMERICA; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES; AND ANY PERSONS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**10469 RAINIER AVENUE SOUTH, SEATTLE, WA 98178**

LOT 1 AND THE SOUTHEASTERLY HALF OF LOT 2, BLOCK 4, DIXON'S LAKE PARK FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 9, KING COUNTY, WASHINGTON; EXCEPT PORTION CONVEYED TO STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 5 BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3114269, IN KING COUNTY, WASHINGTON.  
TAX PARCEL NO.: 204540-0155-08

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM  
DATE: DECEMBER 16, 2016  
PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$344,644.73** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on AUGUST 16, 2017.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

**IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON AUGUST 16, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.**

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
STE 300  
BELLEVUE, WA 98006  
425-458-2121